

PARKING SCHEDULE

UNIT NO.	GAR. PKG	EXT. PKG	TOTAL
1	0	1	1
2	0	1	1
3	0	1	1
4	1	1	2
5	1	1	2
6	1	1	2
7	1	1	2
RETAIL	0	6	6
TOTAL	4	13	17

PARKING NOTES:

SECTION 6.3.1.1 OF THE ACTON ZONING BYLAW REQUIRES A MIN. OF TWO PARKING SPACES PER SINGLE FAMILY DWELLING UNIT. ALL PROPOSED PARKING SPACES MEET THE DIMENSIONAL REQUIREMENTS FOR STANDARD CAR PARKING SPACES ESTABLISHED IN SECTION 6.5 OF THE ACTON ZONING BYLAW. (SEE DETAIL ON SHEET 6).

ZONING DATA

ZONE: WEST ACTON VILLAGE

GROUNDWATER PROTECTION DISTRICT ZONE 3 & 4
FLOOD PLAIN - NONE

DEVELOPMENT DATA:

EXISTING SITE: 2 SINGLE FAMILY DWELLINGS

PROPOSED DEVELOPMENT: 4 DWELLING UNITS (2 DUPLEXES)
3 APARTMENTS
4,396 S.F. COMMERCIAL (RETAIL OR OFFICE)

SEWAGE FLOW:

(4) 3-BEDROOM UNITS + (3) 2-BEDROOM UNITS = 18 BEDROOMS
21 BEDROOMS @ 110 GAL/DAY/BEDROOM = 1,980 GAL/DAY

2,100 S.F. OFFICE @ 75 GAL/DAY/1,000 S.F. = 150 GAL/DAY

TOTAL DAILY SEWAGE DESIGN FLOW = 1,980 + 150 = 2,130 GAL/DAY

IMPERVIOUS COVER:

EXISTING IMPERVIOUS COVER = 2,646 S.F. (7.19%)

PROP. BUILDING COVERAGE = 7,002 S.F. (19.02%)
PROP. IMPERVIOUS PAVING AND WALKS = 4,926 S.F. (13.4%)
TOTAL PROPOSED IMPERVIOUS COVER = 11,923 S.F. (32.4%)

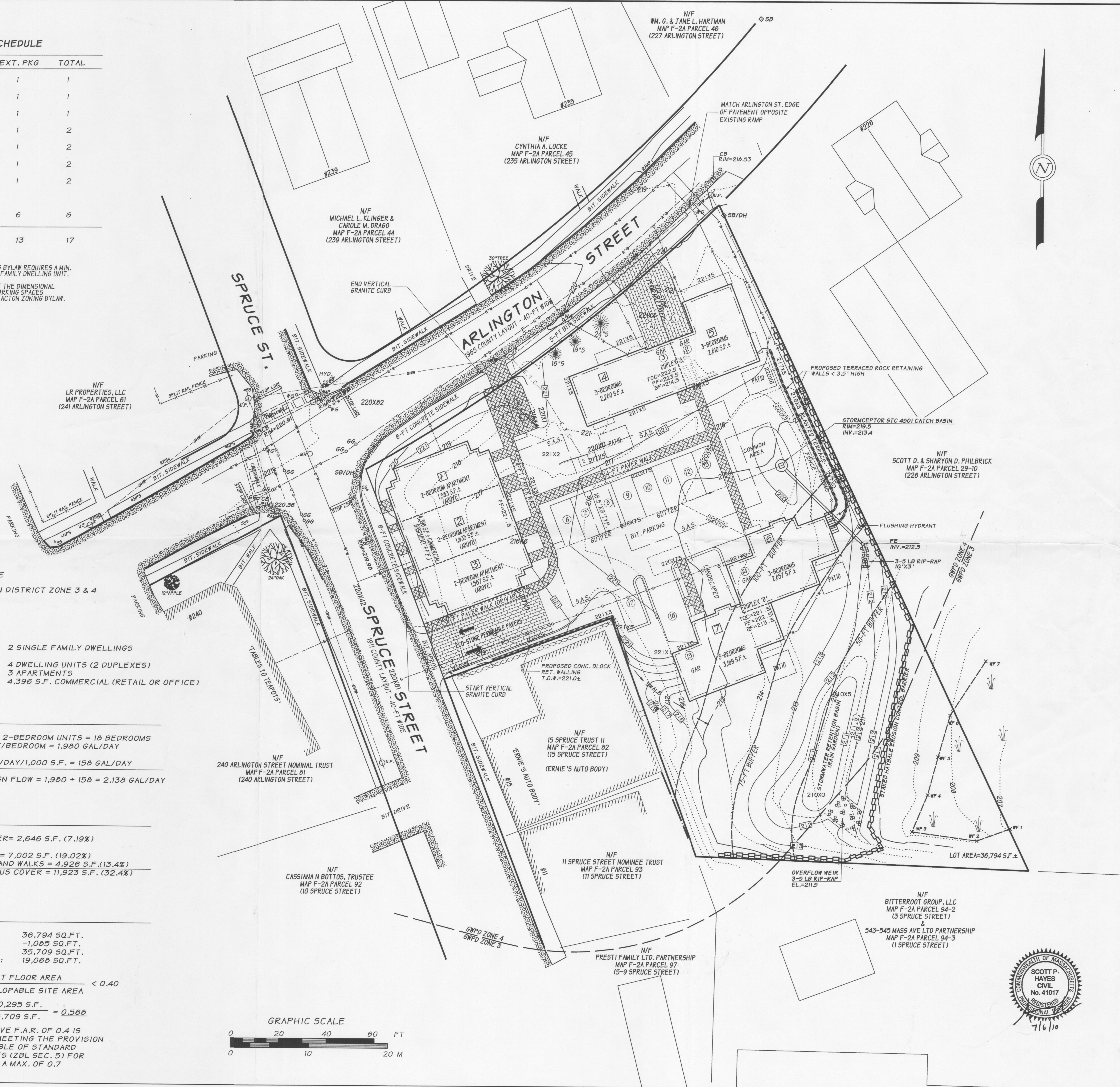
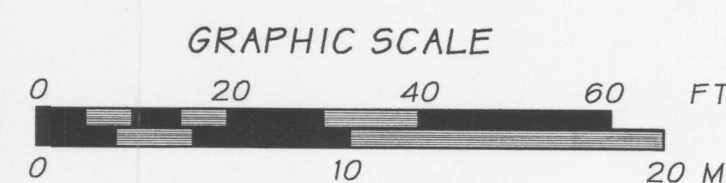
FLOOR AREA RATIO

TOTAL SITE AREA: 36,794 SQ.FT.
AREA OF WETLANDS: ~1,085 SQ.FT.
DEVELOPABLE SITE AREA: 35,709 SQ.FT.
NET FLOOR AREA PROPOSED: 19,068 SQ.FT.

$$\text{FLOOR AREA RATIO} = \frac{\text{NET FLOOR AREA}}{\text{DEVELOPABLE SITE AREA}} < 0.40$$

$$\text{FLOOR AREA RATIO} = \frac{20,295 \text{ S.F.}}{35,709 \text{ S.F.}} = 0.568$$

NOTE: ALL FLOOR AREA ABOVE F.A.R. OF 0.4 IS RESIDENTIAL FLOOR AREA MEETING THE PROVISION OF FOOTNOTE 12 IN THE TABLE OF STANDARD DIMENSIONAL REQUIREMENTS (ZBL SEC. 5) FOR INCREASE OF THE F.A.R. TO A MAX. OF 0.7



NOTES:

- NO FILL CONTAINING HAZARDOUS MATERIALS OR WASTE SHALL BE USED ON SITE.
- LIMIT OF CLEARING SHALL BE CLEARLY STAKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION AND SHALL BE OBSERVED AS THE LIMIT OF ALL WORK.
- ALL CATCH BASIN SUMPS AND STORM WATER BASINS SHALL BE CLEANED FOLLOWING CONSTRUCTION AND ANNUALLY THEREAFTER.
- NO EARTH OR CONSTRUCTION DEBRIS SHALL BE HAULED EXCEPT BETWEEN THE HOURS OF 9 AM AND 4PM ON WEEKDAYS.
- TRAVELLED IMPERVIOUS SURFACES SHALL BE CONSTRUCTED OF BITUMINOUS ASPHALTIC CONCRETE, TYPE I, LAID IN TWO COURSES, A 2" BINDER COURSE AND A 1" FINISH (TOP) COURSE. EXCEPT WHERE ECO-STONE PERMEABLE PAVERS ARE PROPOSED.
- ALL STUMPS SHALL BE EITHER GROUND ON SITE WITH A STUMP GRINDER OR REMOVED FROM THE SITE FOR PROPER DISPOSAL.
- CONTRACTOR SHALL CONTACT DIGSAFE AT (888) 344-7233 AT LEAST 72 HOURS BEFORE EXCAVATING ON PUBLIC OR PRIVATE PROPERTY.
- THIS SITE LIES WITHIN TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT ZONES 3 & 4.
- NO PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN. REF. F.I.R.M. 250176 REV. 1/6/88.
- ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). BENCHMARK TRANSFERRED FROM RM 3 TOP CENTERLINE UPSTREAM HEADWALL OF RT. 111 BRIDGE OVER FORT POND BROOK (ELEV. = 202.76).
- ALL PROPOSED WATER MAINS, SERVICES, AND HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ACTON WATER SUPPLY DISTRICT.
- PRESSURE TREATED WOOD GUARD RAIL SHALL BE INSTALLED ALONG THE TOP OF THE PROPOSED CONCRETE BLOCK RETAINING WALL SHOWN ALONG THE SOUTH EDGE OF THE SITE ACCESS DRIVEWAY (SEE DETAIL).
- SITE SHALL BE GRADED TO ENSURE RUNOFF AWAY FROM STREETS, BUILDINGS AND ADJUTING PROPERTY AND TO PREVENT POOLING OF DRAINAGE.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON SITE AND NONE ARE PROPOSED AS PART OF THIS DEVELOPMENT.
- NO DUMPSTER IS PROPOSED; EACH DWELLING UNIT OWNER SHALL BE RESPONSIBLE FOR THAT UNITS TRASH REMOVAL.
- BORDERING VEGETATED WETLANDS WERE DELINEATED BY CARR RESEARCH LABORATORY, INC. IN SEPTEMBER OF 2008.
- ACCESS DRIVEWAY AND CURB ROUNDINGS PROPOSED ARE SUFFICIENT TO ACCOMMODATE, AT A MINIMUM, AN SU-30 DESIGN VEHICLE.
- ALL FOUND SURVEY MONUMENTS SHALL BE MARKED IN THE FIELD PRIOR TO CONSTRUCTION, AND SHALL BE REPAIRED OR REPLACED IF ANY DAMAGE OCCURS DURING CONSTRUCTION.
- ROOF DRAIN LEADERS FROM UNITS 1-3 ARE TO BE PIPED TO ECO-STONE PAVES BED IN MAIN ACCESS DRIVE. ROOF DRAIN LEADERS FROM UNITS 4-5 ARE TO BE PIPED TO ECO-STONE PAVES BED IN UNIT 4-5 DRIVE.
- ROOF DRAIN LEADERS FROM UNITS 6-7 ARE TO DISCHARGE TO RETENTION BASIN.

ZONING REQUIREMENTS	MIN. OR MAX.	PROVIDED
MINIMUM LOT AREA:	NR	36,794 S.F.
MINIMUM LOT FRONTAGE:	NR	183.93' (ARLINGTON ST.) 93.00' (SPRUCE ST.)
MINIMUM LOT WIDTH:	NR	113' ±
MINIMUM FRONT YARD:	5-FT	5-FT
MINIMUM SIDE & REAR YARD:	NR	3.5-FT
MINIMUM OPEN SPACE:	NR	23,236 S.F. ± (63%)
MAXIMUM FLOOR AREA RATIO:	0.40*	0.568
MAXIMUM BUILDING HEIGHT:	36-FT	33'-2"

* FLOOR AREA RATIO MAY BE INCREASED TO 0.70 PROVIDED THAT FOR EVERY 1,000 S.F. OF NON-RESIDENTIAL NET FLOOR AREA ABOVE A FLOOR AREA RATIO OF 0.40 AN AT LEAST EQUAL AMOUNT OF RESIDENTIAL NET FLOOR AREA IS PROVIDED SIMULTANEOUSLY. THE PROPOSED DEVELOPMENT MEETS THIS CRITERIA.

"SPRUCE CORNER" ARLINGTON STREET & SPRUCE STREET WEST ACTON, MASSACHUSETTS

SITE DEVELOPMENT PLAN

SHEET 03 OF 11

SITE LOCATION:
232 ARLINGTON STREET
ACTON, MASSACHUSETTS 01720
ASSESSORS MAP: F-2A PARCELS 70, 71 & 83

PREPARED FOR:
WEST ACTON TRIO, LLC
P.O. BOX 401012
CAMBRIDGE, MASSACHUSETTS 02140

DATE: JULY 6, 2010

SCALE: 1" = 20'

ENGINEERING
SURVEYING
PLANNING

FORESITE ENGINEERING
16 Gleasondale Road Suite 1-1
Stow, Massachusetts 01775

RECEIVED
AUG 13 2010
ACTON CONSTRUCTION COMMISSION
www.foresite21.com